

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00872/DISCON
Applicant: Melissa Balk
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land North Of Deepdale Farm Lutterworth Road Burbage

Application to discharge conditions 11 (Construction Traffic Management Plan CTMP) and 25 (Construction Environment Management Plan - CEMP) attached to appeal decision APP/K2420/W/20/3265143 relating to 19/01405/OUT

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 11

No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Received 5 September 2023

C11 - Build Route & Traffic Management Plan - Drg No. BURB_600

Condition 25

Prior to commencement of development a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored.

The CEMP will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development.

Received 1 November 2023

C25 CEMP Rev C

Received 21 September 2023

C25 Detailed Foundation

Consultees / Assessed by:

Environmental Services
LCC Highways

Conclusion / Summary:

Condition 11

The proposed traffic management plan has been assessed by the Highway Authority. Wheel wash facilities and on site vehicle parking will be provided to assist with reducing mud on the roads and off site street parking. The main access is to be provided September 23 in readiness for the development to commence. The details provided demonstrate how the developer will reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction

traffic does not use unsatisfactory roads and lead to on-street parking problems in the area to accord with Policy DM17 of the adopted Site Allocations and Development Management Policies DPD (2016).

Condition 25

A construction environmental management plan Rev C has been submitted and assessed by the Council Environmental Services Officer. The details have been found to be acceptable as it demonstrates how the developer proposes to minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 11 CTMP – Discharge

Condition 25 CEMP - Discharge